

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, WALTER SMALLS,
MARGARET SMITH, SANDRA CAMPBELL, SAM ALTMAN
STAFF PRESENT: PENNYE ASHBY, ANA HARP, DEXTER O'CONNELL, VANESSA ELLINGTON

AGENDA
BOARD OF ZONING APPEALS-ZONING

MAY 17, 2016 5:15-20 P.M. 2 GEORGE STREET
6:40 P.M.

A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.

1. 5 LARNES ST. (WESTSIDE) (460-07-02-166) APP. NO. 165-17-A1
- Request special exception under Sec. 54-110 to allow a non-conforming building footprint to be extended vertically by raising a two-story building that does not meet the required 3-ft. north side setback.
Request special exception under Sec. 54-110 to allow a 2-story addition (bedrooms/baths/closets/laundry room) that enlarges non-conforming residential units; and extends a non-conforming 1-ft. 4-inch north side setback (3-ft. required).
Zoned DR-2F.
Owner-Preservation Property Co. LLC/Applicant-The Middleton Group
- APPROVED XX WITHDRAWN 0
- DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: S.Altman VOTE: FOR 6 AGAINST 0

2. 278 ASHLEY AVE. (WESTSIDE) (460-07-04-133) APP. NO. 165-17-A2
- Request special exception under Sec. 54-110 to allow a non-conforming building footprint to be extended vertically by raising a two-story building that does not meet the required 3-ft. north side setback.
Request special exception under Sec. 54-110 to allow a 2-story addition (flex space/deck/bath closet/ porch) that enlarges a non-conforming detached single-family residence and extends a non-conforming 2.5-ft. north side setback.
Zoned DR-2F.
Owner-Preservation Property Co. LLC/Applicant-The Middleton Group
- APPROVED XX WITHDRAWN 0
- DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: S.Campbell SECOND: M.Smith VOTE: FOR 6 AGAINST 0

B. New Applications:

1. 115 NASSAU ST. (EASTSIDE) (459-05-03-033) APP. NO. 165-17-B1
- Request special exception under Sec. 54-110 to allow a 1-story addition that extends a non-conforming 3.5-ft. south side setback (7-ft. required).
Request variance from Sec. 54-301 to allow a 1-story addition (bedroom/closet) with 60% lot occupancy (50% lot occupancy limit; existing lot occupancy is 58%).
Zoned DR-2F.
Owner/Applicant-CH2012 LLC

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: W.Smalls SECOND: S.Campbell VOTE: FOR 6 AGAINST 0

2.	23 MONTAGU ST. (HARLESTON VILLAGE (457-03-04-100)	APP. NO. 165-17-B2
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Request special exception under Sec. 54-110 to allow a 2-story addition (kitchen/master bath) that extends a non-conforming 0-ft. east side setback (3-ft. required).
Request variance from Sec. 54-301 to allow a 2-story addition (kitchen/master bath) with a 20-ft. rear setback (25-ft. required).
Zoned DR-1F.
Owner/Applicant-Martha Ann M. Robertson

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: S.Altman SECOND: W.Smalls VOTE: FOR 6 AGAINST 0

3.	53 BOGARD ST. (CANNONBOROUGH/ ELLIOTBOROUGH) (460-08-03-105)	APP. NO. 165-17-B3
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Request use variance from Sec. 54-203 to allow a restaurant (Unit A-ground floor) with 748sf of inside patron use area, on-premises consumption of beer and wine with days of operation Monday-Sunday and hours of operation 7am-10pm in a DR-2F (Diverse-Residential) zone district.
Request special exception under Sec. 54-511 to allow a new restaurant (Unit A-ground floor) with 748sf of inside patron use area without the required 5 parking spaces (Existing 4 apartments are allowed with 5 existing on-site parking spaces).
Zoned DR-2F.
Owner-53 Bogard Street, LLC/Applicant-Erika V. Harrison

APPROVED	0	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	XX

MOTION: Deferred.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

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4. 1887 JAYWOOD CIRCLE (ORLEANS WOODS) APP. NO. 165-17-B4
(351-10-00-003)

Request variance from Sec. 54-301 to allow a detached accessory building (carport) with a 56-ft. front setback, a 7.7-ft. rear setback (60-ft. and 25-ft. required).

Zoned SR-1.

Owner/Applicant-Katie L. Stephens

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: S.Campbell SECOND: M.Smith VOTE: FOR 6 AGAINST 0

5. 703 KING ST. (WESTSIDE) (UNIT A) (460-04-04-052) APP. NO. 165-17-B5

Request special exception under Sec. 54-511 to allow 1,877.37sf of gross floor area for a yoga/massage/acupuncture business without required off-street parking spaces (5 spaces required; 4 spaces existing).

Zoned GB.

Owner-Ellen Braley/Applicant-Ashley Veach

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: S.Altman VOTE: FOR 6 AGAINST 0

6. 86 LENWOOD BLVD. (CHARLESTOWNE) APP. NO. 165-17-B6
(457-11-04-093)

Request variance from Sec. 54-301 to allow a chimney/fireplace addition with a 3.32-ft. rear setback (25-ft. required).

Zoned DR-1F.

Owners-Margaret & Gordon Garrett/Applicant-LFA Architecture

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: S.Campbell VOTE: FOR 6 AGAINST 0

7. 8 CHURCH ST. (CHARLESTOWNE) (457-16-04-045) APP. NO. 165-17-B7

Request variance from Sec. 54-301 to allow hvac platforms for mechanical units and generator with a 39% lot occupancy (Limit is 35%; existing is 38%).

Zoned SR-3.

Owners-Patrick & Michelle Donnelley/Applicant-Glenn Keyes Architects

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WITHDRAWN 0

DEFERRED XX

MOTION: Deferred.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

8. 237 GORDON ST. (WAGENER TERRACE) APP. NO. 165-17-B8
(463-10-03-044)

Request special exception under Sec. 54-110 to allow a 1-story addition (master bedroom) that extends a non-conforming 4.2-ft. west side setback (9-ft. required). Zoned SR-2.

Owners/Applicants-John & Mary Coupland

WITHDRAWN 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Smalls SECOND: S.Campbell VOTE: FOR 6 AGAINST 0

9. 1118 SANTA ELENA WAY (THE COMMONS@ FENWICK) (346-00-00-161) APP. NO. 165-17-9

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 4,576sf; 6,000sf required). Request variance from Section 54-301 to allow construction of a single-family residence with a 6-ft. south side setback, a 12-ft. total side setback (12-ft. and 18-ft. required).

Zoned STR.

Owner-D.R. Horton. Inc./Applicant-Andrew J. Stetka

WITHDRAWN XX

DEFERRED 0

MOTION: Withdrawn.

MADE BY: SECOND: VOTE: FOR AGAINST

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| 10. | 24 ANN ST. (MAZYCK/WRAGGBOROUGH)
(459-09-03-147) | APP. NO. 165-17-B10 |
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Request special exception under Sec. 54-206 to allow a late night establishment (restaurant/bar) use within 500 feet of a residential zone district.

Zoned GB.

Owner-City of Charleston/Applicant-S Arch Studio

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APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred to meet with Zoning Administrator and neighborhood representatives.

MADE BY: S.Altman SECOND: S.Campbell VOTE: FOR 6 AGAINST 0

For more information, contact the Zoning and Codes Division Office at 724-3781 or www.charleston-sc.gov

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.